



AMENDED

Public Hearing/Workshop Notice

**Integrated Regional Growth Forecast
and**

Regional Housing Needs Assessment (RHNA) Methodology

Conducted pursuant to Government Code Section 65584.04

Thursday, September 28, 2006

8:30 am – 12:30 pm

Contact: Ma'Ayn Johnson 213-236-1975

SCAG Main Office
818 W. 7th Street, 12th Floor
San Bernardino Room
Los Angeles, CA 90017

Video Conference Location
SCAG, Riverside Office
3600 Lime Street, Suite 216
Riverside, CA 92501

Public Notice is hereby given that the Southern California Association of Governments (SCAG) will conduct the first of two public hearing/workshops at the date, time and location identified above. The public hearing/workshop is being held pursuant to Government Code Section 65584.04 and SCAG's public participation policies. This public hearing/workshop signals SCAG's commencement of the Fourth Cycle of the Regional Housing Needs Assessment process to issue the Regional Housing Need Allocation Plan required by the State in order for local jurisdictions to prepare updated General Plan Housing Elements.

The purposes of the September 28th, 2006 public hearing/workshop are to:

Accept public testimony from any interested party regarding the integrated growth forecast and RHNA methodology;

Review SCAG's work on the regional growth forecast over the past year;

Present the four growth variables: employment, population, households and housing units and explain how the forecast was developed at the regional and county level;

Show how the regional growth forecast and the four growth variables are related to the regional housing needs assessment and integrated into one forecast process;

Review the RHNA schedule and timeline for completion;

Describe the upcoming subregion workshop sessions, objectives, format, and roles and responsibilities for local government and stakeholder participation and comment for 14 subregional sessions that will occur throughout the region in October 2006;

Identify how Government Code Section 65584.04, regarding "AB 2158 planning factors," will be integrated into the regional forecast/RHNA process; and

Describe the process for local government and stakeholders input and participation to ensure local considerations are included with AB 2158 planning factors in refining the housing growth forecast, along with the assessment of housing need and description of land use distribution patterns in their respective subregion and local areas.

A second public hearing/workshop on RHNA policy and methodology will be conducted after the 14 subregional workshops are completed and local input and feedback on AB 2158 considerations are presented. This second methodology workshop will cover policy issues, including but not limited to: fair share adjustments to avoid the over concentration of lower income households, vacancy rate and demolition assumptions that assure a healthy functioning housing market; allocation of growth between incorporated and unincorporated areas, balancing job and housing growth to lessen commuter housing demand, revisions and appeals policies and procedures and other adjustments as appropriate. This public hearing/workshop is scheduled for November 2006; additional public notice will be given.

Background information regarding this public hearing/workshop is available at: <http://www.scag.ca.gov/Housing/rhna.htm>. Written comments may be submitted beforehand for SCAG's consideration and discussion at the public hearing/workshop. Written comments should be submitted no later than 5:00 p.m. on September 21, 2006, to the following:

SCAG 818 W. 7th Street, 12th Floor Los Angeles, CA 90017 Attention: Ma'Ayn Johnson

Notice posted: Monday, August 28, 2006